

PREPARED BY AND RETURN TO:
TAYLOR, JONES, ALEXANDER, SORRELL
& McFALL, LTD., ATTORNEYS AT LAW
P. O. BOX 188, SOUTHAVEN, MS 38671
(601)342-1300

STATE MS.-DE SOTO CO.
FILE

JAN 20 11 04 AM '98

RICHARD L. CORDER, a
Single Person
GRANTOR

BK 327 PG 558
W.E. DAVIS CH. CLK.

WARRANTY

TO

DEED

JAMES J. McCORMICK and wife,
AMBER A. McCORMICK
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, RICHARD L. CORDER, a Single Person do hereby sell, convey, and warrant unto JAMES J. McCORMICK and wife, AMBER A. McCORMICK, as tenants by the entirety with the full rights of survivorship and not as tenants in common, the land and all appurtenances thereon lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

3.17, more or less, acre tract of land located in part of the Southeast Quarter of the Northwest Quarter of Section 14, Township 3 South, Range 7 West, DeSoto County, Mississippi and is further described as follows:

BEGINNING at an old fence being the Northwest corner of said section thence South 03 degrees 55 minutes 09 seconds East 883.42 feet along West line of said section; thence North 85 degrees 37 minutes 27 seconds East 2549.02 feet to a 1" pipe set in the West right of way of Johnston Road; thence South 04 degrees 46 minutes 00 seconds East 559.18 feet along said right of way to the true point of beginning; thence South 04 degrees 46 minutes 00 seconds East 231.22 feet along said right of way to a 1" pipe set; thence South 85 degrees 46 minutes 50 seconds West 600.03 feet to a 1" pipe set; thence North 04 degrees 46 minutes 00 West 229.58 feet to a 1" pipe set; thence North 85 degrees 37 minutes 27 seconds East 600.01 feet to a 1" pipe set being the point of beginning containing 3.17 (more or less) acres (138,242 more or less square feet) of land being subject to all codes, regulations, and revisions, subdivision covenants, easements and right of ways of record.

The above property is the same property conveyed to the Grantor herein by Warranty Deed of record in Book 294, Page 749 in the Chancery Clerk's Office of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision restrictions, building lines and easements, any covenants of record; rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect for DeSoto County, Mississippi.

One-half (1/2) oil, gas and mineral rights reserved by William L. Reid, Jr. in Warranty Deed in Book 132, Page 775 in the Chancery Clerk's Office of DeSoto County, Mississippi.

Right-of-way to Entergy Mississippi, Inc. dated 6/27/96 in Book 305, Page 24 in the Chancery Clerk's Office of DeSoto County, Mississippi.

Taxes for 1998 have been prorated between the Grantor and Grantees as of this date and are to be paid by the Grantees.

Possession is to be given on delivery of this Warranty Deed.

WITNESS my signature(s), this the 14th day of January, 1998.


RICHARD L. CORDER

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the jurisdiction aforesaid, the within named RICHARD L. CORDER who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, as his free act and deed, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of January, 1998.


Marilyn F. Corder
Notary Public

My commission expires: MY COMMISSION EXPIRES SEP 21 1998

PROPERTY ADDRESS: VACANT PROPERTY

Grantors Address:

1829 W. IRWIN
Tunica, MS. 38674
Res# 601-363-2884
Bus# 601 363-2131

Grantees Address:

1960 Carter
Downham, MS 38671
Res# 601-342-2445
Bus# 901-348-4822